242 Rugby Road, Binley Woods, Coventry, CV3 2BD

Asking Price £285,000



A Three Bedroom Semi-Detached House with No Onward Chain
Popular Village Location
Open Plan Kitchen Diner Leading onto a Lounge & Conservatory
Three Bedrooms to the First Floor
Re-Fitted Family Bathroom to the First Floor
Large South Facing Rear Garden with Newly Planted Trees to the Rear for Additional Privacy
Driveway to the Front Offering Ample Off Road Parking Spaces

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk
Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.
Members of the Property Ombudsman Scheme for Sales & Lettings
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Entrance
Composite door to:

Hallway
1.6m (5' 3") x 3.0m (9' 10")
Central heating radiator, tiled floor, stairs off to the first floor, understairs storage, door to:

Open Plan Kitchen Diner
5.8m (19' 0") (max) x 3.7m (12' 2") (max)
Re-Fitted Kitchen with Ample wall & base units with work tops over, integrated 4 ring gas hob with extractor over, integrated electric oven & grill, stainless steel sink unit with flexi hose, integrated fridge/freezer, space for washing machine, kitchen island with cupboard space beneath, partly tiled floor & tiled splash backs, UPVC double glazed window to the front & back, feature fireplace, opening onto lounge & conservatory.

Lounge
3.1m (10' 2") x 3.8m (12' 6") (into bay window)
Central heating radiator, UPVC double glazed bay window to the front.

Conservatory
3.1m (10' 2") (max) x 2.9m (9' 6") (max)
Power & lighting, UPVC double glazed windows to the rear & side, UPVC Double glazed French doors onto patio.

Landing
2.8m (9' 2") x 1.6m (5' 3")
Doors off to all rooms, access to the loft, UPVC double glazed window to the side.

Bedroom One
3.1m (10' 2") x 3.7m (12' 2")
Central heating radiator, UPVC Double glazed window to the rear, feature fireplace.

Bedroom Two
3.1m (10' 2") (max) x 3.3m (10' 10")
Central heating radiator, UPVC double glazed window to the front, feature fireplace.











Bedroom Three
2.5m (8' 2") x 2.4m (7' 10") extending to storage space 3.8m (12' 6") x 0.5m (1' 8")
Central heating radiator, UPVC double glazed window to the rear & side.

Re-Fitted Bathroom
2.3m (7' 7") x 1.5m (4' 11")
Low level WC, vanity sink unit with storage below, freestanding bath, tiled floors & walls, matte black heated towel rail, UPVC double glazed window to the front.

Rear
Large patio area for outdoor seating & dining with a low decorative wall with mature plants, steps up to a mostly laid to lawn garden, storage shed to the rear, three mature trees to the rear, wooden fencing to both sides & rear, pedestrian access to the front.

Front
Large driveway to the front with a brick wall to one side & wooden fence to the other, pedestrian access to the side.





















AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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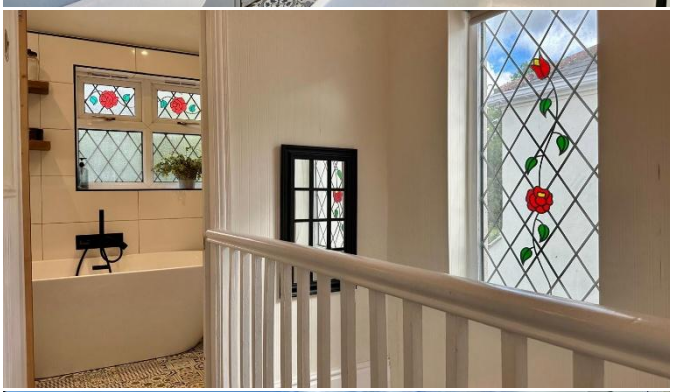








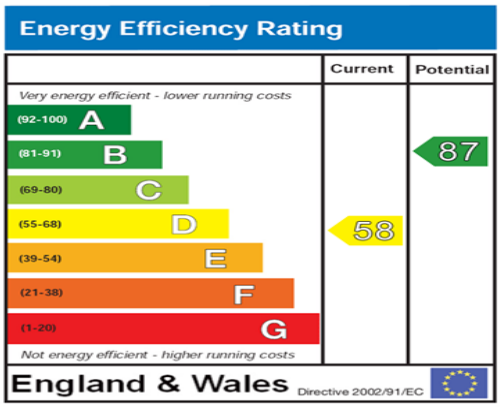




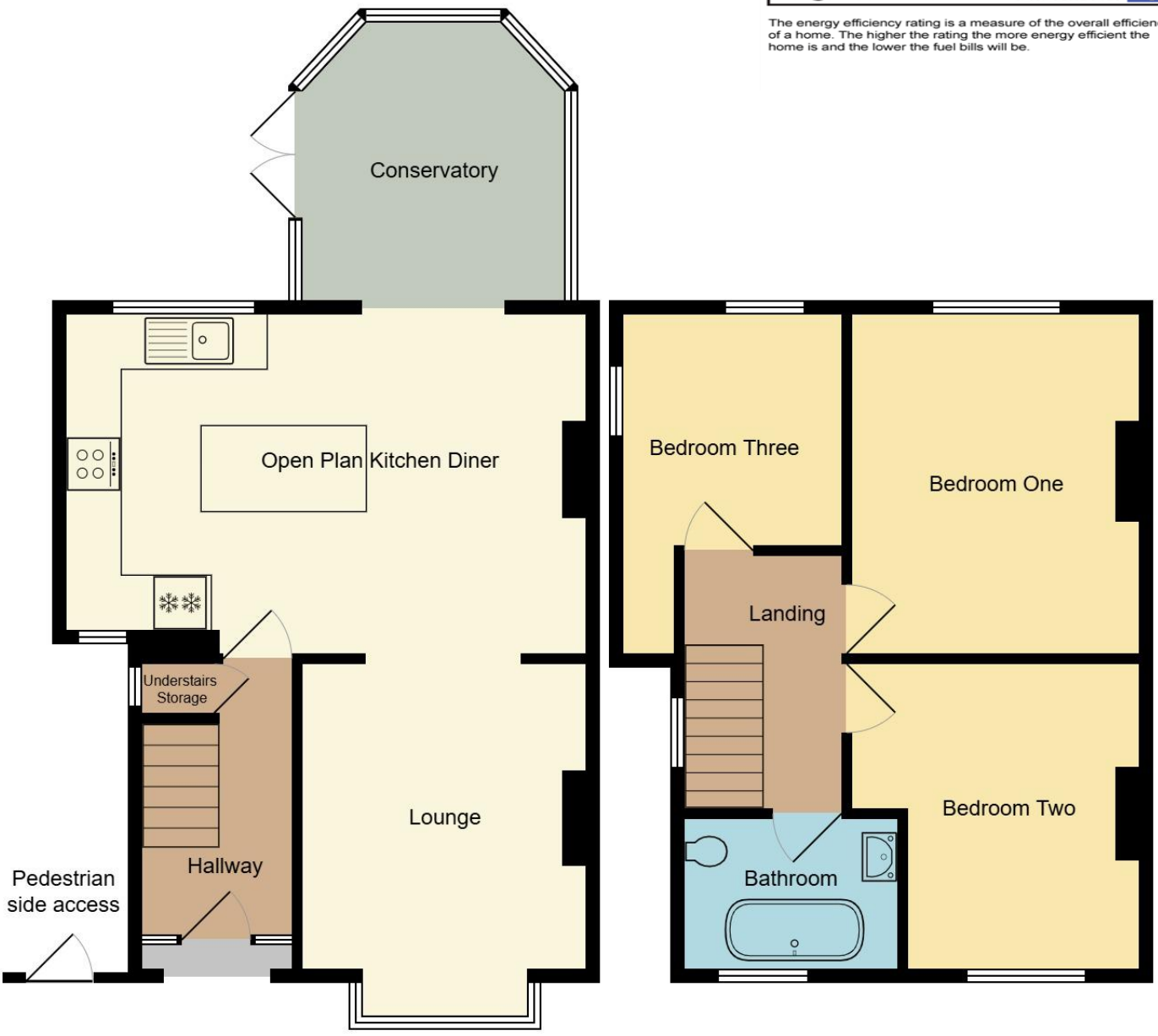




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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